

STATE OF NORTH CAROLINA - DEPARTMENT OF ADMINISTRATION  
 STATE CONSTRUCTION OFFICE  
 PROPOSED REPAIR & RENOVATION OR CAPITAL IMPROVEMENT PROJECT  
 BIENNIUM 2019-2021

Form OC-25  
 (Rev 10/2018)

DEPARTMENT and DIVISION: UNC Greensboro DATE: 06/27/19  
 PROJECT IDENTIFICATION: Bryan 137 Renovation  
 PROJECT CITY or LOCATION: Greensboro, NC  
 PROJECT DESCRIPTION & JUSTIFICATION: (Attach add'l data as necessary to indicate need, size, function of improvements as well as a master plan.)

The current location of the School of Business Student Services Suite (Bryan 301) does not meet the faculty and administration needs required to serve the growing student population. The scope of the project is to renovate existing dining space (room 137) to house Student Services and includes new enclosed offices, reception area, break area with kitchenette, and conferencing spaces. Scope also includes demolition and reconfiguration of existing mechanical, electrical, plumbing, and fire protection systems, as well as minor modifications to Conference Room 235.

(Definitions/explanations are provided on pg 2 to assist in completion of this form.)

CURRENT ESTIMATED CONSTRUCTION COST

	QTY	UNIT	COST PER UNIT	TOTAL
A. Land Requirement				\$0
B. Site Preparation				
1. Demolition	4228	sf	\$ 4.00	\$16,912
2. Site Work				\$0
C. Construction				
1. Utility Services				\$0
2. Building Construction (new space)				\$0
3. Building Construction (renovation)	4228	sf	\$ 75.00	\$317,100
4. Plumbing (in Construction Cost)	4228	sf	\$ 3.00	\$12,684
5. HVAC (in Construction Cost)	4228	sf	\$ 10.00	\$42,280
6. Electrical (in Construction Cost)	4228	sf	\$ 25.00	\$105,700
7. Fire Supression and Alarm Systems (in Construction Cost)	4228	sf	\$ 3.00	\$12,684
8. Telephone, Data, Video	4228	sf	\$ 8.00	\$33,824
9. Associated Construction Costs				\$0
10. Other:				\$0
D. Equipment				
1. Fixed				\$0
2. Moveable				\$0
<b>Total Cost of Work</b>				<b>\$ 367,836</b>

Items below may be calculated by percentage or lump sum. If using lump sum, make entry in \$ field.

DESIGN FEE	<u>6</u> %	(% of Estimated Construction Costs)	\$ 22,070
PRECONSTRUCTION COSTS	<u>0</u> %	(% of Estimated Construction Costs [1% for CM@Risk])	\$ -
COMMISSIONING	<u>0</u> %	(0.5% simple; 1.0% moderate; 1.5% complex)	\$ -
SPECIAL INSPECTIONS/MATERIALS	<u>0</u> %	(1.25% estimated)	\$ -
SUSTAINABILITY	<u>0</u> %	(3% LEED Gold, 2% LEED Silver)	\$ -
ADVANCE PLANNING	<u>0</u> %	Includes programming, feasibility, analysis (% of Estimated Construction Costs)	\$ -
CONTINGENCIES	<u>5</u> %	(% of Estimated Construction Costs [3% New or 5% R&R])	\$ 18,392
ESTIMATED COSTS		(% of Estimated Construction Costs + Contingencies + Design Fee)	\$ 408,298

Escalation = percent per month multiplied by number of months  
 (From Est. Date to mid-point of construction) = \_\_\_\_\_ months 5.0 % annually beginning on month 1  
 ESCALATION COST INCREASE (Total of Estimated Construction Costs x Escalation %)

	\$0
<b>TOTAL ESTIMATED PROJECT COSTS</b> (Estimated Construction Costs + Escalation Cost Increase)	<b>\$ 408,298</b>

**TOTAL ESTIMATED PROJECT COSTS** (Estimated Construction Costs + Escalation Cost Increase) **\$ 408,298**  
 Rounded **\$ 410,000**  
 APPROVED BY: [Signature] TITLE: AVC FACILITIES Date: 6.27.2019  
 (Governing Board or Agency Head)